

1 AN ACT concerning urban rehabilitation.

2 Be it enacted by the People of the State of Illinois,  
3 represented in the General Assembly:

4 Section 5. The Illinois Municipal Code is amended by  
5 changing Section 11-11-1 as follows:

6 (65 ILCS 5/11-11-1) (from Ch. 24, par. 11-11-1)

7 Sec. 11-11-1. Slums and blighted areas, rehabilitation  
8 and redevelopment. The corporate authorities of each  
9 municipality have the following powers: (1) to acquire by  
10 purchase, condemnation or otherwise any improved or  
11 unimproved real property the acquisition of which is  
12 necessary or appropriate for the rehabilitation or  
13 redevelopment of any blighted or slum area or any  
14 conservation area as defined in Section 3 of the Urban  
15 Community Conservation Act; (2) to remove or demolish  
16 sub-standard or other buildings and structures from the  
17 property so acquired; (3) to hold or use any of the such  
18 property for public uses; and (4) to sell, lease or exchange  
19 any such property that as is not required for the public  
20 purposes of the municipality. In case of sale or lease the  
21 provisions of Sections 11-76-1 through 11-76-3 shall govern  
22 except when such sale or lease is made to a public  
23 corporation or public agency, and except when the  
24 municipality is the Local Public Agency under an urban  
25 renewal project as defined in Section 11-11-2. Where a  
26 municipality is such a Local Public Agency the corporate  
27 authorities thereof shall have the same powers, and be  
28 subject to the same conditions, restrictions, limitations,  
29 penalties and definitions of terms, and employ the same modes  
30 of procedure in the conveyance of real property as are  
31 prescribed in Sections 15, 16, 17, 18 and 19 (except omitting

1 the provision requiring reimbursement of any public utility  
2 by the purchaser) of the "Urban Renewal Consolidation Act of  
3 1961", approved August 15, 1961, as the same are now or may  
4 hereafter be amended, as fully as if provisions contained in  
5 said sections of the "Urban Renewal Consolidation Act of  
6 1961" were set forth herein, except that the term  
7 "Department" as therein used shall, as applied to such  
8 municipality, mean the municipality as Local Public Agency.  
9 In case of exchange of property for property privately owned  
10 3 disinterested appraisers shall be appointed to appraise the  
11 value of the property exchanged and such exchange shall not  
12 be made unless the property received by the municipality is  
13 equal to or greater in value than the property exchanged  
14 therefor, or if less than such value the difference shall be  
15 paid in money. For the purposes of this section, "blighted or  
16 slum area" means any area where buildings or improvements, by  
17 reason of dilapidation, overcrowding, faulty arrangement or  
18 design, lack of ventilation, light or sanitation facilities,  
19 deleterious land uses, or any combination of these factors,  
20 are a detriment to public safety, health or morals, and an  
21 area of not less in the aggregate than 2 acres has been  
22 designated by ordinance or resolution as an integrated  
23 project for rehabilitation or redevelopment.

24 This amendatory Act of 1971 does not apply to any  
25 municipality which is a home rule unit.

26 (Source: P.A. 77-656.)